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SUFFOLK COUNTY CLERK

RECORDS OFFICE

RECORDING PAGE

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Type of Instrument: LIS PENDENS

Recorded: 2/1/2017

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Index Number: 14 60792 Sequence Number: 298678

Plaintiff(s) :

Wilmington Trust Company, successor trustee to Citibank, N.A., as trus
tee, on behalf of the hold.

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Defendant(s) :

Mehling, Brian

Attorney(s) :

DANA CARRERA

TAX_MAP_NO:
0900-013.00-01.00-072.010

Liber Page(s):
M00021524-914

ADDITIONAL INFORMATION EXISTS PLEASE SEE DOCUMENT
THIS PAGE IS A PART OF THE INSTRUMENT
THIS IS NOT A BILL

Judith A. Pascale
County Clerk, Suffolk County

FILED: SUFFOLK COUNTY CLERK 01/31/2017 03:57 PM

NYSCEF DOC. NO. 7

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SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF SUFFOLK

----------X Index No. 060792/2014

WILMINGTON TRUST COMPANY, SUCCESSOR TRUSTEE TO CITIBANK, N.A., AS TRUSTEE ON BEHALF OF THE HOLDERS OF THE STRUCTURED ASSET MORTGAGE INVESTMENTS II INC., BEAR STEARNS ALT-A TRUST II, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-1,

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Plaintiff,

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NOTICE OF PENDENCY OF ACTION

BRIAN MEHLING; JPMORGAN CHASE BANK, N.A.; SEVEN OAKS PARTNERS, LP; NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE; UNITED STATES OF AMERICA – INTERNAL REVENUE SERVICE.; AND JOHN DOE #1 THROUGH JOHN DOE #10", the last ten names being fictitious and unknown to the Plaintiff, the person or parties intended being person or parties, if any, having or claiming an interest in or lien upon the mortgaged premises described in the complaint,

SECTION: 013.00
BLOCK: 01.00
LOT: 072.010
DISTRICT: 0900

Defendant(s).

----------X

NOTICE IS HEREBY GIVEN that an action has been commenced and is pending in this Court upon a Complaint of the above named Plaintiff against the above named Defendants for the foreclosure of a Mortgage, dated March 28, 2007, executed by Brian Mehling, as mortgagor to Resource Mortgage Banking, LTD, as mortgagee, to secure the sum of $1,950,000.00, and recorded in the Office of the Clerk of the County of Suffolk on April 27, 2007 in Liber 21524, at Page 914. Thereafter, the mortgage was assigned from Resource Mortgage Banking, LTD to Mortgage Electronic Registration Systems, Inc. by assignment dated July 2, 2007 and recorded on August 10, 2007 in Liber 21581 at Page 300. Thereafter, the mortgage was further assigned from Mortgage Electronic Registration Systems, In. to Wilmington Trust, National Association, as Successor Trustee to Citibank, N. A. as Trustee for Bear Stearns ALT-A Trust II, Mortgage Pass-Through Certificates Series 2007-1 by an assignment dated April 10, 2013 and recorded on May 21, 2013 in Liber 22342 at Page 14.

1811274.1

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NOTICE IS FURTHER GIVEN, that the mortgaged premises affected by said foreclosure action, at the time of the commencement of said action and at the time of the filing of this notice, was situated at 2878 Noyack Road, Sag Harbor, NY 11963, County of Suffolk, State of New York at Section 013.00, Block 01.00, Lot 072.010, District 0900.

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The County Clerk of the County of Suffolk is directed to index this notice to the names of all the defendants. The Premises is known as 2878 Noyack Road, Sag Harbor, NY 11963, in Suffolk County, New York.

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Dated: New York, New York
January 27, 2017

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McGLINCHEY STAFFORD

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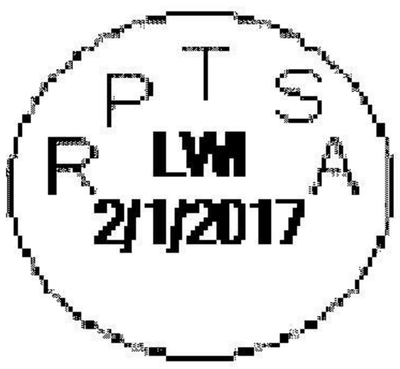
By: Dana Carrera

Dana M. Carrera, Esq.
Co-Counsel for Plaintiff
112 West 34th Street, Suite 1515
New York, New York 10120
Tel: (646) 362-4047

3325973 0900-013.00-01.00-072.010



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500-A Canal View Boulevard, Rochester, NY 14623 P: (888-250-9056 / F: 888-250-9057) www.webtitle.us

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Title No.: WTA-13-5641-NY-TC

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SCHEDULE A
DESCRIPTION OF MORTGAGED PREMISES

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ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, situate, lying and being at Noyack, in the Town of Southampton, County of Suffolk and State of New York, being bounded and described as follows:

BEGINNING at a point which is distant the following two courses and distances from the westerly end of a curve having a radius of 12.75 feet and a length of 21.26 feet at the corner formed by the intersection of the westerly side of Millstone Road with the southerly side of Noyack Road;

1. South 82 degrees 01 minutes 20 seconds west 277.29 feet along the southerly side of Noyack Road;

2. North 87 degrees 25 minutes 10 seconds west 214.54 feet along the southerly side of Noyack Road to the true point or place of beginning.

THENCE along the southerly side of Noyack Road North 87 degrees 25 minutes 10 seconds west 170 feet to the land now or formerly of Andrew G. Oliphant;

THENCE along said Oliphant south 2 degrees 34 minutes 50 seconds west 435.00 feet;

THENCE south 2 degrees 34 minutes 50 seconds west 120.74 feet along the land to be conveyed to the Community Bible Church, Inc.

THENCE along the land of Carl Lella north 84 degrees 07 minutes 20 seconds east 29.63 feet;

1. North 75 degrees 14 minutes 53 seconds east 147.38 feet;

2. North 2 degrees 34 minutes 50 seconds east 507.48 feet to the true point or place of **BEGINNING.**

Premises: 2878 Noyack Road, Sag Harbor, NY 11963
Tax Map/Parcel ID No.: Dist: 0900 Sect: 013.00 Block: 01.00 Lot: 072.010